

## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters  
2300 N. Dr. ML King Drive, PO Box 12436  
Milwaukee, Wisconsin 53212-0436  
Telephone 414-263-8500  
FAX 414-263-8483  
TDD 414-263-8713

November 17, 1999

Mr. Rob Weigman  
Weigman Automotive  
5186 North 76th Street  
Milwaukee, WI 53218

Subject: Final Closure for Weigman Automotive, 5186 North 76th Street, Milwaukee, WI FID:  
241489820, BRTS: 03-41-002845.

Dear Mr. Weigman:

This letter acknowledges the receipt of copies of the groundwater use restriction (faxed 11/10/99) and monitoring well abandonment forms (faxed 11/16/99) for the above-named site. Based on the investigation and remedial documentation provided to the Department, it appears that the above-named site is in compliance with the requirements of Chs. NR 700 to 724, Wis. Admin. Code. Therefore, the Department considers the case closed and tracked as such, having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to S. NR 726.09, Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment.

Please have your consultant (Advent Environmental) forward hard copies of the monitoring well abandonment forms and the final filed groundwater use restriction from the County Register of Deeds office when available. The following paragraph should have been included in the original filing of the groundwater use restriction, but is included herein and should be referred to in the future and/or included in the groundwater use restriction document:

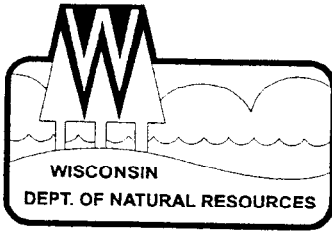
*"If construction is proposed on this property that will require dewatering, or if the groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules."*

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence.

Sincerely,

John J. Hnat  
Hydrogeologist  
Remediation and Redevelopment

C: Jeff Tracy, Advent Environmental  
WDNR SER



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TDD 414-263-8713

October 22, 1999

Mr. Rob Weigman  
Weigman Automotive  
5186 North 76th Street  
Milwaukee, WI 53218

Subject: Case Closure for Weigman Automotive, 5186 North 76th Street, Milwaukee, WI FID:  
241489820, BRRTS: 03-41-002845.

Dear Mr. Weigman:

This letter is in response to Advent Environmental's case closure request for the above-named site dated August 3, 1999. After reviewing all pertinent documentation relevant to this case, the Department has decided to conditionally close this case with no further action. Final closure will be issued when the following documentation is received at this office:

1. Because there is a enforcement standard exceedance (ES) in RW-1 for MTBE (68 ppb) and a PAL exceedance for benzene (3.5 ppb) a groundwater use restriction for the property must be filed at the county register of deeds office per ch. NR 726.05(8)(am) for these contaminants. An option to the groundwater use restriction for this site would be continued groundwater monitoring in RW-1 until MTBE analysis showed values below 60 ppb (ES). Then the site would receive a PAL exemption for MTBE and benzene (if benzene continues to be below the ES) and closed as such.
2. Completion of ch. NR 726.05 (8)(c), Wis. Admin. Code, regarding monitoring well abandonment documentation, is received at this office within 60 days.

If you choose to file a groundwater use restriction for this site, publication RR-606, "Close out Guidance on the Use of Deed and Groundwater Use Restrictions and Deed Notices", contains the documentation format the Department requires. The guidance can be downloaded from our web site at:

[www.dnr.state.wi.us/org/aw/rr/general](http://www.dnr.state.wi.us/org/aw/rr/general)

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence.

Sincerely,

John J. Hnat  
Hydrogeologist  
Remediation and Redevelopment

C: Jeff Tracy, Advent Environmental  
WDNR SER Files

Document Number

## GROUNDWATER USE RESTRICTION

In Re: LOTS 9 AND 10 TOGETHER WITH THE WEST ½ OF THE VACATED ALLEY ADJACENT TO SAID LOTS ON THE EAST, IN BLOCK 2, IN FOND TOSA, BEING A SUBDIVISION OF A PART OF THE SOUTH WEST ¼ OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

a/k/a 5186 North 76<sup>th</sup> Street, Milwaukee, Wisconsin 53218

REGISTER'S OFFICE | SS  
Milwaukee County, WI

RECORDED AT 11:27 AM

11-10-1999

REEL 4688 IMAGE 672 To 674 *INCC.*

WALTER R. BARCZAK  
REGISTER OF DEEDS

AMOUNT 14.00

## Recording Area

Return to:  
Jeff Tracy  
Advent Environmental Services  
PO Box 277  
Mequon, WI 53092-0277

212-00035-110-7

Tax Key No.

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF MILWAUKEE )

WHEREAS, Robert M. Weigman is the owner of the above-described property.

WHEREAS, one or more gasoline discharges have occurred on this property. Methyl-tert-butyl-ether contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following locations on the following dates: 68 parts per billion (ppb) at RW-1 on December 8, 1998. In addition, benzene-contaminated groundwater above ch. NR 140, Wis. Adm. Code, preventive action limits existed on this property at the following locations on the following dates: 3.5 parts per billion (ppb) at RW-1 on December 8, 1998. The monitoring well location is illustrated on the attached figure.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater remediation activities at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied, and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or it's successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met. The following numbers are the Wisconsin Department of Natural Resources case numbers associated with this site: BRTS No. 03-41-002845, FID No. 241489820.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase, or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources or its successor shall determine whether or not the restrictions contained herein can be extinguished. If the Department or its successor determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restrictions, this 3<sup>rd</sup> day of Nov, 1999.

Signature: *Robert M. Weigman*

Printed Name: Robert M. Weigman

Subscribed and sworn to before me  
this 3<sup>rd</sup> day of Nov, 1999.

*Evelyn Miranda*  
Notary Public, State of Wisconsin  
My commission Sept 8<sup>th</sup> 2002



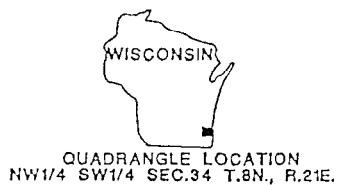
This document was drafted by the Wisconsin Department of Natural Resources.



NOTE:  
 BASE MAP DEVELOPED FROM THE MILWAUKEE, WISCONSIN  
 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE MAP.

SCALE (FEET): 0 2000

FIGURE 1 SITE LOCATION  
 WEIGMAN'S AUTOMOTIVE  
 MILWAUKEE, WISCONSIN

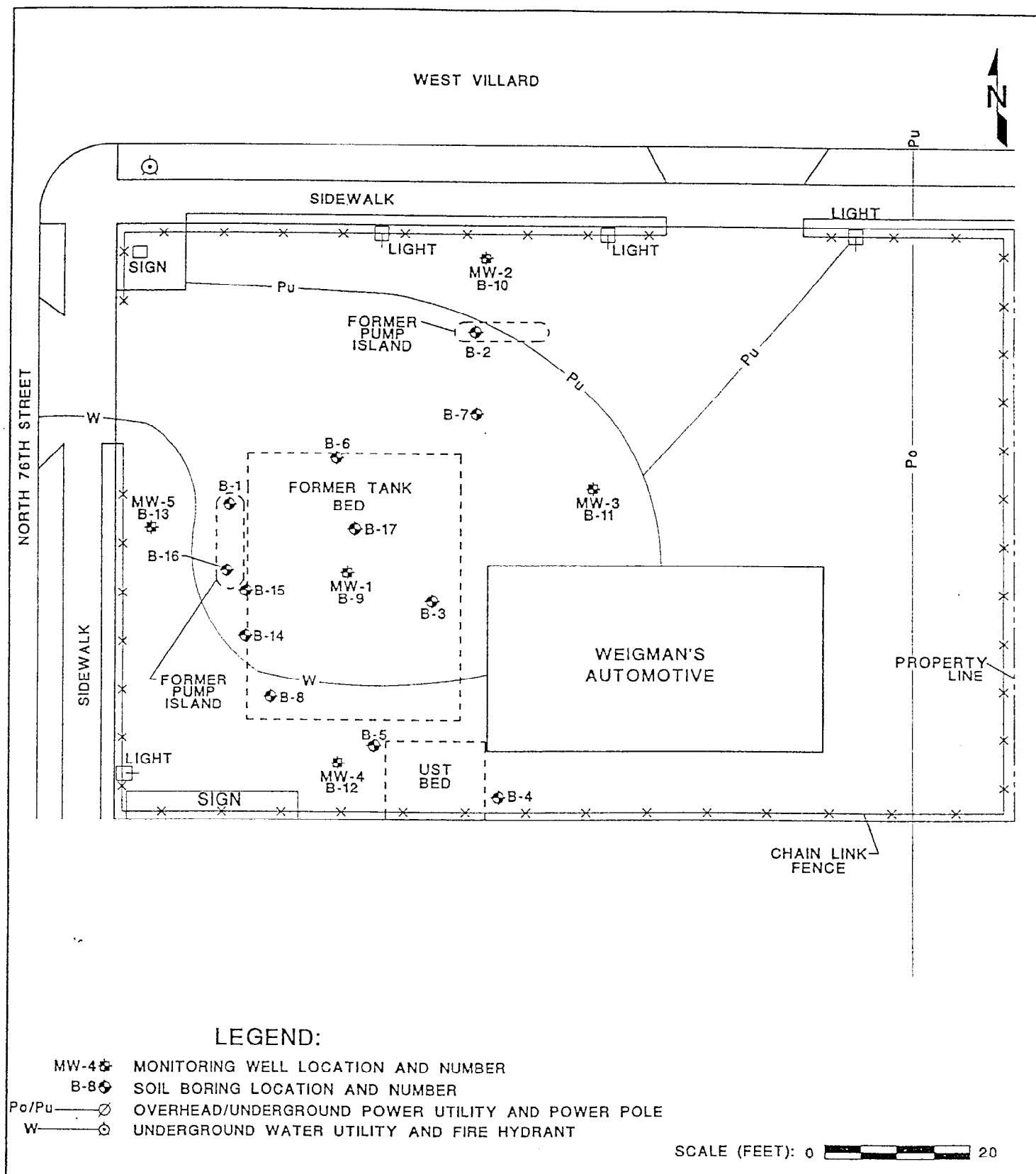


A D V E N T

ENVIRONMENTAL SERVICES, INC.

DATE: 2/20/97

DRAWING # 960216



**A D V E N T**

ENVIRONMENTAL SERVICES, INC.  
DATE: 2/20/97  
DRAWING # 960216.01B

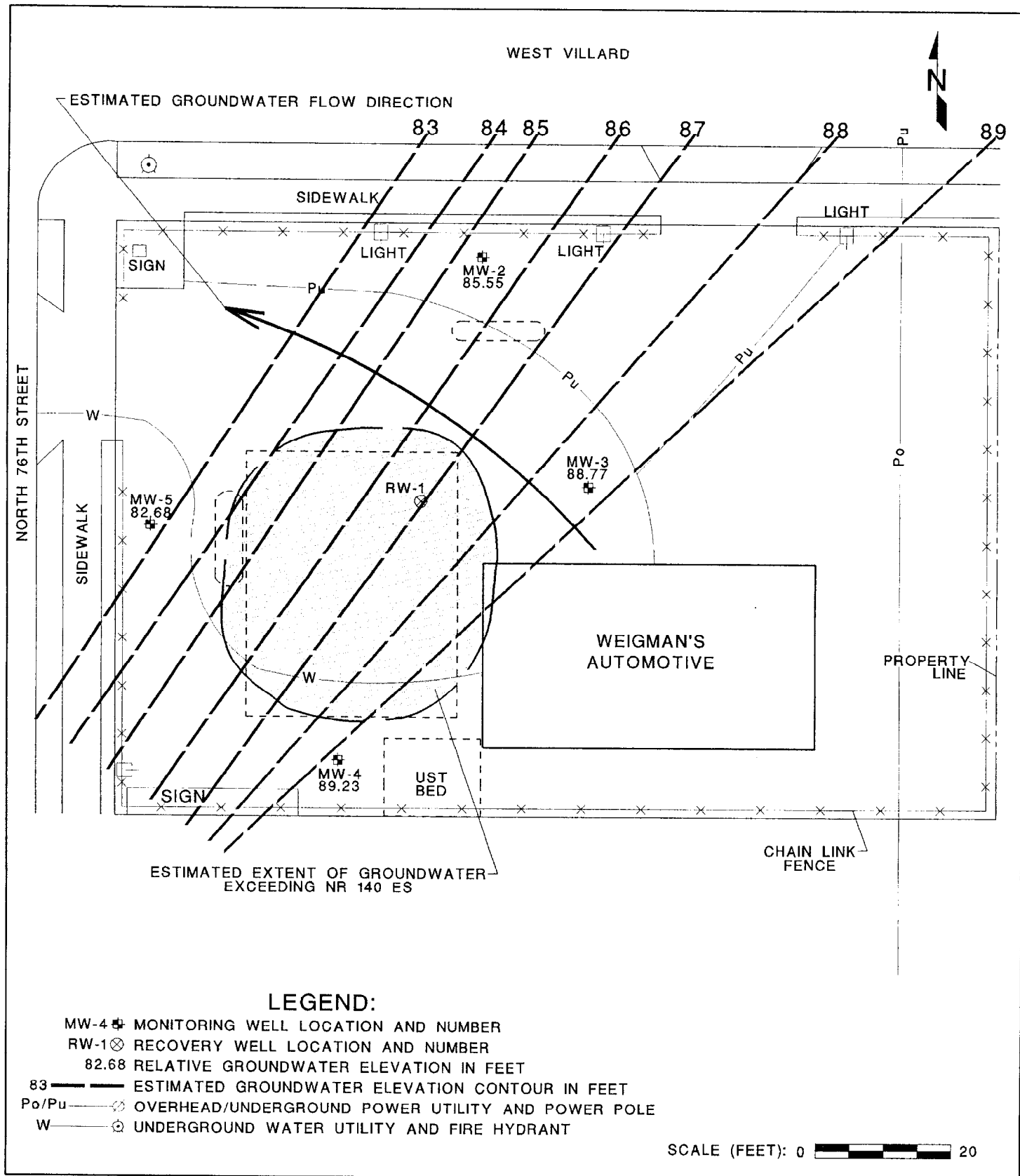


FIGURE 9 GROUNDWATER ELEVATION  
(9/16/98)  
WEIGMAN'S AUTOMOTIVE  
MILWAUKEE, WISCONSIN

A D V E N T  
ENVIRONMENTAL SERVICES, INC.  
DATE: 7/22/99  
DRAWING #960216.02E

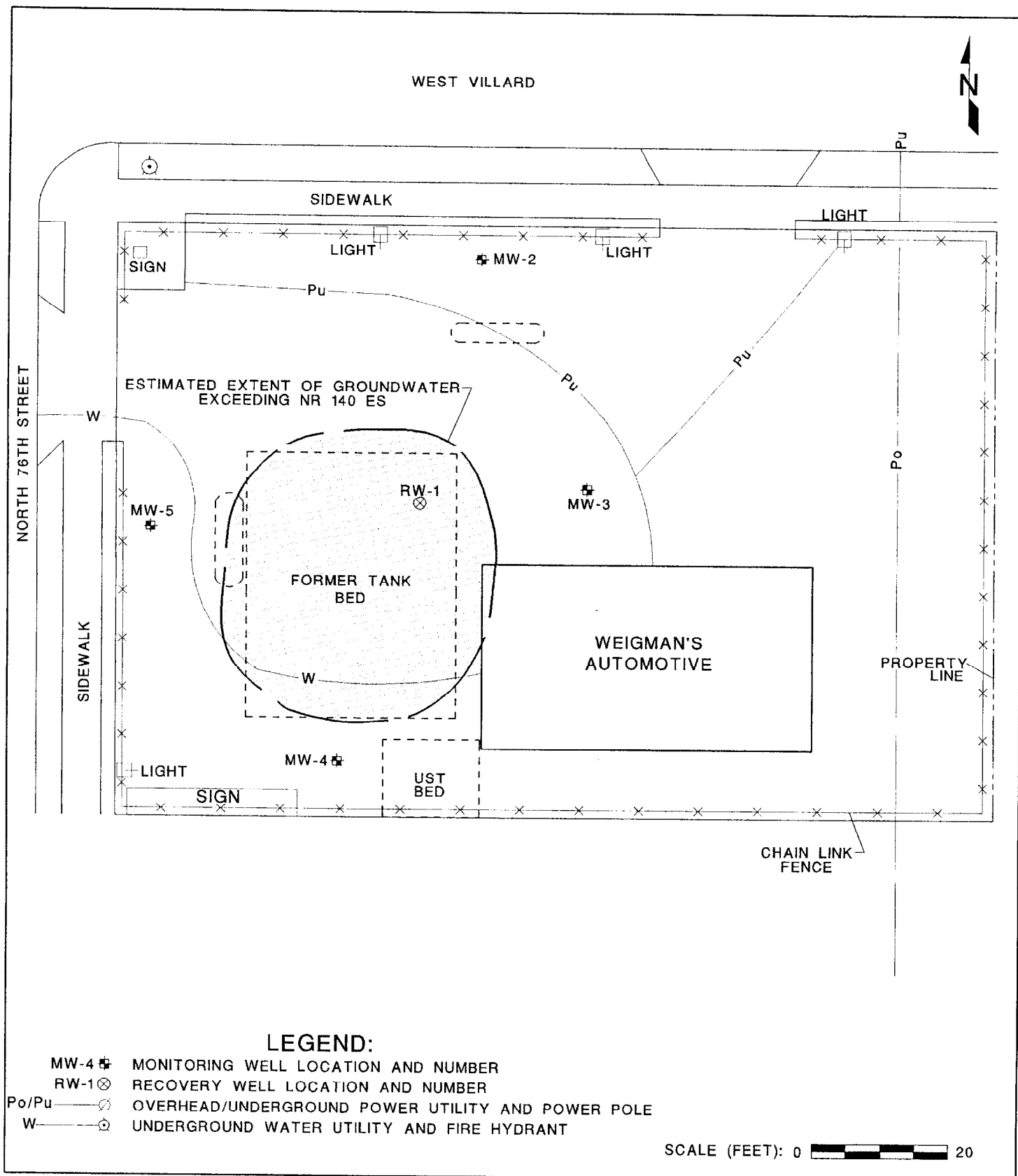


FIGURE 7 ESTIMATED GROUNDWATER  
CONTAMINATION (9/16/98)  
WEIGMAN'S AUTOMOTIVE  
MILWAUKEE, WISCONSIN

**A D V E N T**  
ENVIRONMENTAL SERVICES, INC.  
DATE: 7/22/99  
DRAWING #960216.02E



**TABLE 4 (page 1 of 3)**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**WEIGMAN'S AUTOMOTIVE**

	NR 140 PAL	NR 140 ES	Pre-remedial Samples		Post-remedial Samples											
			MW-1	MW-1 DUP	RW-1A	RW-1A DUP	RW-1B	RW-1B DUP	RW-1	RW-1C	RW-1C DUP	RW-1	RW-1D	RW-1D DUP	RW-1	RW-1 DUP
Date Collected			3/13/97	3/13/97	10/6/97	10/6/97	1/6/98	1/6/98	3/12/98	4/7/98	4/7/98	5/22/98	9/16/98	9/16/98	12/8/98	12/8/98
GROs (ppb)	---	---	14,000.	NA	100.	110.	130.	150.	190.	540.	580.	62.	140.	150.	160.	170.
DROs (ppb)	---	---	2,200.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Lead (ppb)	1.5	15.	<1.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Cadmium (ppb)			<0.12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Oxygen (ppm)			NA	NA	10.3	NA	1.28	NA	NA	5.8	5.8	NA	2.53	2.53	NA	NA
Nitrate - ppm			NA	NA	3.2	NA	7.2	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sulfates-ppm	---	---	25.	NA	14.	NA	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Iron-ppm	---	---	1.8	NA	<0.05	NA	<0.05	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Manganese-ppm	---	---	120.	NA	<0.05	NA	<0.05	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>PVOCs</b>																
Benzene	0.5	5.	370.	380.	1.6	2.	2.9	2.3	<0.5	11.	10.	1.5	1.8	1.6	3.5	3.6
Ethylbenzene	140.	700.	640.	670.	3.	3.	3.2	2.6	2.2	20.	19.	2.1	2.5	2.3	5.2	5.1
Methy-tert-butyl-ether	12.	60.	3,100.	2,800.	64.	60.	130.	100.	68.	120.	120.	270.	210.	220.	68.	68.
Toluene	68.6	343.	1,700.	1,800.	6.8	9.2	10.	8.5	10.	91.	85.	9.2	12.	12.	23.	23.
1,2,4-Trimethylbenzene	---	---	460.	480.	5.8	6.4	6.6	5.2	5.3	25.	23.	2.6	3.5	3.5	5.8	5.9
1,3,5-Trimethylbenzene	---	---	190.	200.	3.6	3.	2.8	2.3	2.5	8.6	7.8	1.6	3.8	3.	2.3	2.2
Trimethylbenzenes combined	96.	480.	650.	680.	9.4	9.4	9.4	7.5	7.8	33.6	30.8	4.2	7.3	6.5	8.1	8.1
Xylenes	124.	620.	2,740.	2,970.	21.	23.	24.	19.	19.	150.	140.	13.	19.	18.	35.	35.
Total Detected PVOCs	---	---	9,200.	9,300.	105.8	106.6	179.5	139.9	107.	425.6	404.8	300.	252.6	260.4	142.8	142.8

Shaded areas exceed NR 140 Enforcement Standards.

Bolded areas exceed NR 140 Preventive Action Limits.

NA = not analyzed

ND = not detected

--- = no established groundwater quality standard

**TABLE 4 (page 2 of 3)**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**WEIGMAN'S AUTOMOTIVE**

	NR 140 PAL	NR 140 ES	Pre-remedial Samples	Post-remedial Samples				Pre-remedial Samples	Post-remedial Samples			
			MW-2	MW-2A	MW-2B	MW-2C	MW-2D	MW-3	MW-3A	MW-3B	MW-3C	MW-3D
Date Collected			3/13/97	10/6/97	1/6/98	4/7/98	9/16/98	3/13/97	10/6/97	1/6/98	4/7/98	9/16/98
GROs (ppb)	---	---	<14	<50	<50	<50	<50	<14	<50	<50	<50	<50
DROs (ppb)	---	---	100.	NA	NA	NA	NA	<86	NA	NA	NA	NA
Dissolved Lead (ppb)	1.5	15.	<1.5	NA	NA	NA	NA	<1.5	NA	NA	NA	NA
Dissolved Cadmium (ppb)			0.16	NA	NA	NA	NA	0.46	NA	NA	NA	NA
Dissolved Oxygen (ppm)			NA	0.24	0.73	0.88	0.35	NA	0.82	0.47	0.21	0.34
Nitrate - ppm			NA	4.9	4.2	NA	NA	NA	<0.05	0.18	NA	NA
Sulfates-ppm	---	---	90.	120.	120.	NA	NA	93.	100.	120.	NA	NA
Dissolved Iron-ppm	---	---	0.0025	<0.05	<0.05	NA	NA	0.001	<0.05	<0.05	NA	NA
Dissolved Manganese-ppm	---	---	63.	<0.05	<0.05	NA	NA	91.	0.22	0.13	NA	NA
VOCs												
Benzene	0.5	5.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	140.	700.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
Methy-tert-butyl-ether	12.	60.	6.4	4.2	<0.2	0.6	6.7	1.9	24.	5.1	9.4	21.
Toluene	68.6	343.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
1,2,4-Trimethylbenzene	---	---	ND	<1	<1	<1	<1	ND	<1	<1	<1	<1
1,3,5-Trimethylbenzene	---	---	ND	<1	<1	<1	7.9	ND	<1	<1	<1	41.
Trimethylbenzenes combined	96.	480.	ND	ND	ND	ND	7.9	ND	ND	ND	ND	41.
Xylenes	124.	620.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
Total Detected PVOCs	---	---	6.4	4.2	0.	0.6	14.6	1.9	24.	5.1	9.4	62.

Shaded areas exceed NR 140 Enforcement Standards.

Bolded areas exceed NR 140 Preventive Action Limits.

NA = not analyzed

ND = not detected

--- = no established groundwater quality standard

**TABLE 4 (page 3 of 3)**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**WEIGMAN'S AUTOMOTIVE**

	NR 140 PAL	NR 140 ES	Pre-remedial Samples	Post-remedial Samples				Pre-remedial Samples	Post-remedial Samples			
			MW-4	MW-4A	MW-4B	MW-4C	MW-4D	MW-5	MW-5A	MW-5B	MW-5C	MW-5D
Date Collected			3/13/97	10/6/97	1/6/98	4/7/98	9/16/98	3/13/97	10/6/97	1/6/98	4/7/98	9/16/98
GROs (ppb)	---	---	<14	<50	<50	<50	<50	<14	<50	<50	<50	<50
DROs (ppb)	---	---	<86	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dissolved Lead (ppb)	1.5	15.	<1.5	NA	NA	NA	NA	<1.5	NA	NA	NA	NA
Dissolved Cadmium (ppb)			<0.12	NA	NA	NA	NA	<0.12	NA	NA	NA	NA
Dissolved Oxygen (ppm)			NA	0.3	0.82	1.24	0.22	NA	0.28	0.65	0.52	0.36
Nitrate - ppm			NA	<0.05	0.19	NA	NA	NA	0.22	0.16	NA	NA
Sulfates-ppm	---	---	150.	120.	130.	NA	NA	320.	320	330	NA	NA
Dissolved Iron-ppm	---	---	0.0014	<0.05	<0.05	NA	NA	0.0073	<0.05	<0.05	NA	NA
Dissolved Manganese-ppm	---	---	60.	0.22	<0.05	NA	NA	46.	0.076	<0.05	NA	NA
VOCs												
Benzene	0.5	5.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	140.	700.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
Methy-tert-butyl-ether	12.	60.	1.	37.	5.8	7.	20.	ND	<0.2	<0.2	<0.2	<0.2
Toluene	68.6	343.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
1,2,4-Trimethylbenzene	---	---	ND	<1	<1	<1	<1	ND	<1	<1	<1	<1
1,3,5-Trimethylbenzene	---	---	ND	<1	<1	<1	2.1	ND	<1	<1	<1	1.5
Trimethylbenzenes combined	96.	480.	ND	ND	ND	ND	2.1	ND	ND	ND	ND	1.5
Xylenes	124.	620.	ND	<0.5	<0.5	<0.5	<0.5	ND	<0.5	<0.5	<0.5	<0.5
Total Detected PVOCS	---	---	1.	37.	5.8	7.	22.1	0.	0.	0.	0.	1.5

Shaded areas exceed NR 140 Enforcement Standards.

Bolded areas exceed NR 140 Preventive Action Limits.

NA = not analyzed

ND = not detected

--- = no established groundwater quality standard

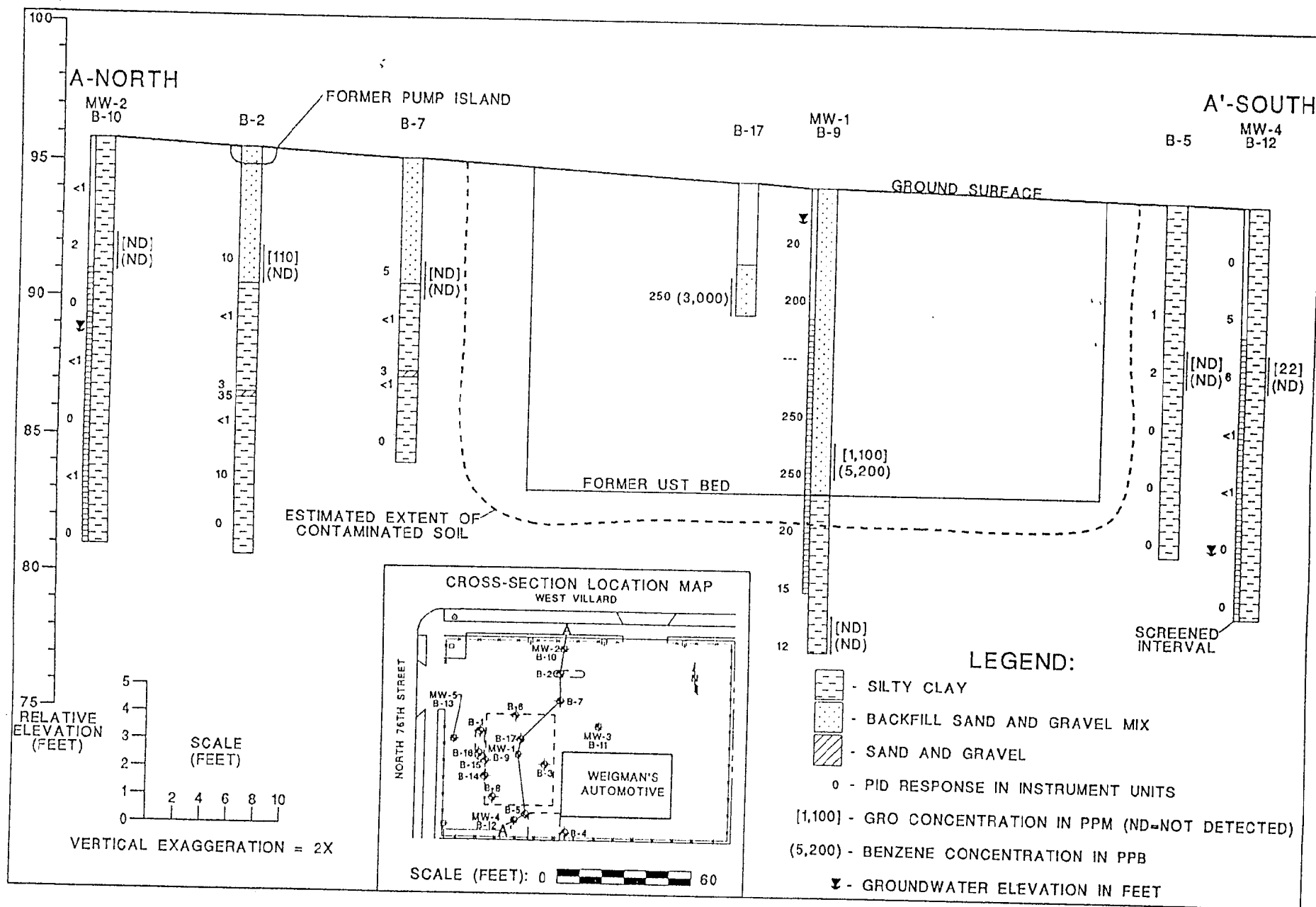


FIGURE 5 NORTH TO SOUTH CROSS-SECTION A-A'  
WEIGMAN'S AUTOMOTIVE  
MILWAUKEE, WISCONSIN

**A D V E N T**  
ENVIRONMENTAL SERVICES, INC.  
DATE: 8/13/97  
DRAWING #960216.01F